

14 Gore St, Balgownie, NSW 2519

Sold - \$1,220,000

House 4 3 2



Premium Escarpment Foothills Location - Price Guide \$1.15M

Nestled tranquilly in the escarpment foothills in a sunny cul-de-sac street, this solid brick home is positioned on a generous 629 sqm block and is distinguished by its simply luxurious proportions throughout the flexible dual living areas. A choice of formal and informal dining spaces with all four bedrooms upstairs plus the option of a ground floor fifth bedroom/study or a perfect place for guests or in-law accommodation! Easy to maintain lawns and grounds surround a beautiful pool-side space for the entire family to enjoy.

Open for Inspection

By Appointment.

This fine property comes complete with near-unlimited potential for modern enhancements and is crowned by a strongly desirable lifestyle setting just a short walk from Balgownie village and primary school.

- Four good size bedrooms with built-ins, master complete with ensuite and walk-in robe
- Large fifth bedroom, study or guest accommodation downstairs
- Original kitchen with electric appliances and dishwasher
- Formal and informal dining areas
- Spacious lounge and separate family/rumpus room
- Third bathroom adjacent internal laundry with yard access
- Ducted AC throughout the upper level
- Fully enclosed pool and outdoor paved BBQ area
- Large double car garage with plenty of additional storage

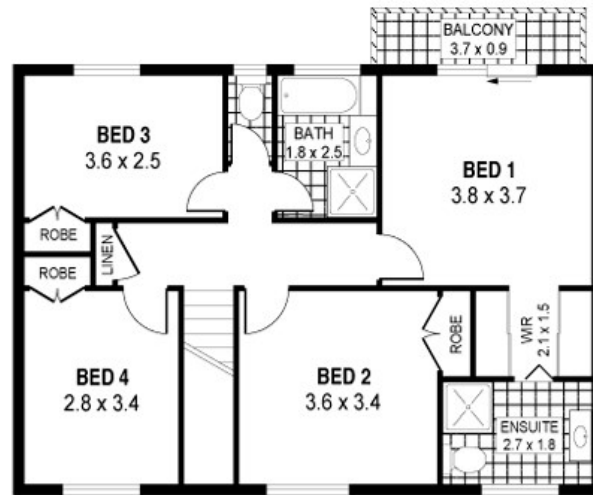
Council Rates \$2175 per annum | Water Rates \$1380 + usage per annum | 629 sqm block

Listed By

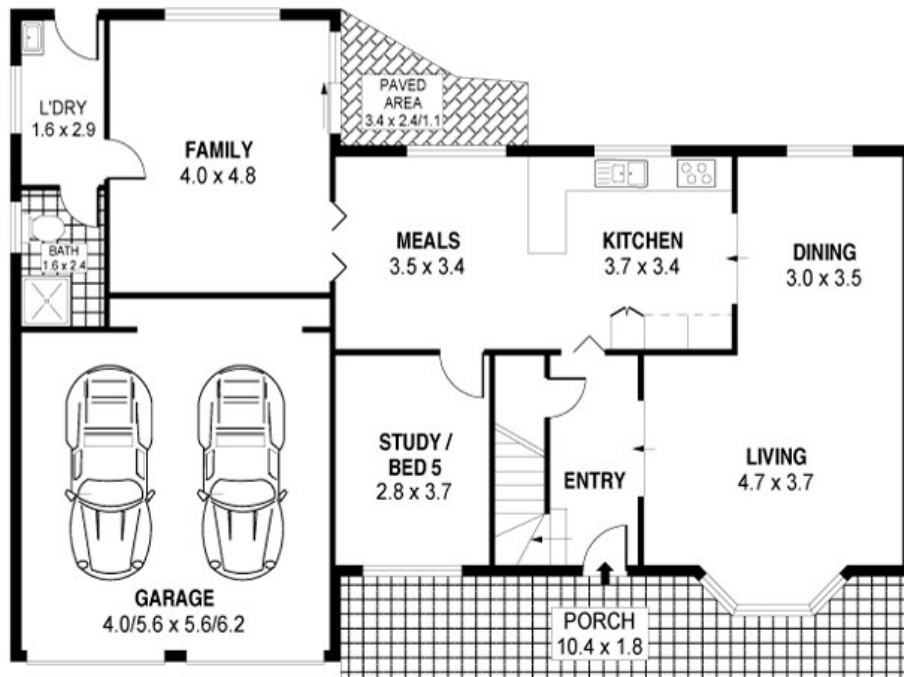
David Meikle
Phone: (02) 4229 9877
Mobile: 0412 422 294



Floorplan



UPPER LEVEL



GROUND LEVEL



| | |
|--------|---------------------|
| INT | : 178m ² |
| EXT | : 26m ² |
| GARAGE | : 34m ² |

14 GORE STREET,

BALGOWNIE